075.0	0005	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,359,800	/	1,359,800
USE VALUE:	1,359,800	/	1,359,800
ASSESSED:	1,359,800	/	1,359,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		LAKE SHORE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRAVEMAN THEODORE
Owner 2:	STREMLAU THERESA
Owner 3:	
Street 1:	14 LAKE SHORE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRAVEMAN THEODORE -
Owner 2:	-
Street 1:	12 MYSTIC BANK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,591 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Exterior and 3515 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 11 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7591.000	771,400	21,600	566,800	1,359,800
Total Card	0.174	771,400	21,600	566,800	1,359,800
Total Parcel	0.174	771,400	21,600	566,800	1,359,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.86 | /Parcel: 386.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
47728			10/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 075.0-0005-0010.0

!6297!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	770,800	21600	7,591.	566,800	1,359,200	1,359,200	Year End Roll	12/18/2019
2019	101	FV	578,200	21700	7,591.	566,800	1,166,700	1,166,700	Year End Roll	1/3/2019
2018	101	FV	578,200	21700	7,591.	485,800	1,085,700	1,085,700	Year End Roll	12/20/2017
2017	101	FV	578,200	21700	7,591.	453,400	1,053,300	1,053,300	Year End Roll	1/3/2017
2016	101	FV	578,200	21700	7,591.	388,600	988,500	988,500	Year End	1/4/2016
2015	101	FV	554,700	15300	7,591.	348,200	918,200	918,200	Year End Roll	12/11/2014
2014	101	FV	554,700	15300	7,591.	322,200	892,200	892,200	Year End Roll	12/16/2013
2013	101	FV	554,700	15300	7,591.	307,300	877,300	877,300		12/13/2012

PRINT

Date	Time
12/10/20	21:05:29

LAST REV

Date	Time
04/30/19	14:14:50
apro	

USER DEFINED

Prior Id # 1:	47728
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6297

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRAVEMAN THEODO	49164-119		3/23/2007	Family	1	No	No		
MACDONALD WILLI	31354-199		7/21/2000	Mult Lots	640,000	No	No		
	21013-442		2/1/1991		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2015	444	Renovate	36,000					
9/20/2012	1194	Manual	6,000					
9/14/2000	886	Addition	120,000	O				ADD 1/2 STORY-RENO

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	BS	Barbara S
6/1/2015	Info Fm Prmt	PC	PHIL C
4/12/2013	Info Fm Prmt	EMK	Ellen K
6/12/2009	Measured	189	PATRIOT
5/6/2002	Permit Visit	PM	Peter M
11/7/2000	MLS	MM	Mary M
11/22/1999	Inspected	267	PATRIOT
10/14/1999	Measured	267	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7591		Sq. Ft.	Site		0	70.	1.07	4			View	25					566,766						566,800	

Total AC/HA:	0.17427	Total SF/SM:	7591	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	566,766	Spl Credit		Total:	566,800

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	26 - Wood		
Sec Wall:	16 - Stone Vene	25	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	STONE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.94871974
Const Adj.:	1.06570232
Adj $ / SQ:	126.382
Other Features:	110250
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	808604
Depreciation:	37196
Depreciated Total:	771408

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1		# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	8	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	8	
Totals			
1	11	8	

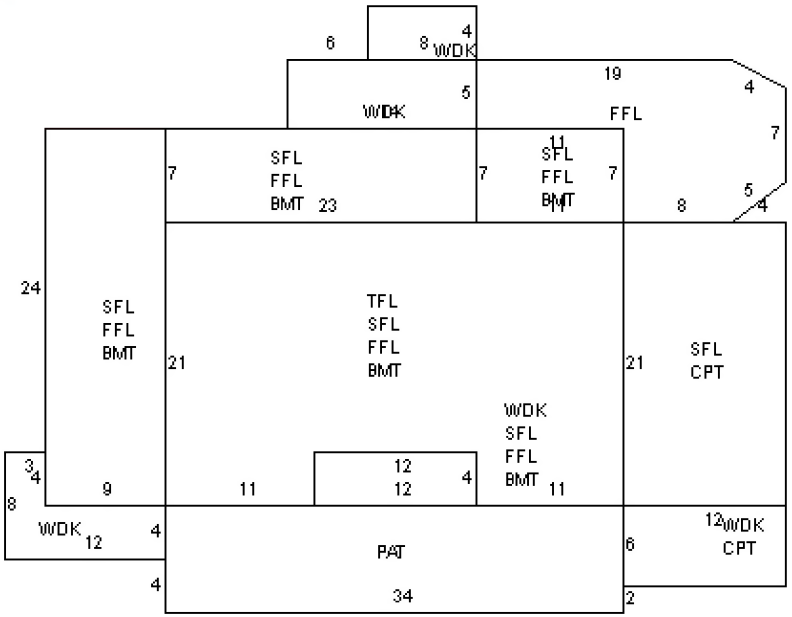
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	168.09
Special Features:	0	Val/Su Net:	137.82
Final Total:	771400	Val/Su SzAd	219.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,456	126.380	184,012
FFL	First Floor	1,393	126.380	176,050
BMT	Basement	1,204	37.910	45,649
TFL	Third Floor	666	126.380	84,170
CPT	Carport	324	12.100	3,922
WDK	Deck	282	10.170	2,869
PAT	Patio	272	3.870	1,052

Net Sketched Area:	5,597			Total:	497,724
Size Ad	3515	Gross Are	5597	FinArea	3515

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 075.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	24x26	G	GD	2002	26.13	T	10.2	101			14,600			14,600
23	Bath House	D	Y	1	16x20	G	GD	2015	22.77	B	4.6	101			7,000			7,000

More:	N	Total Yard Items:	21,600	Total Special Featues:	
				Total:	21,600